

## CHAPTER FOUR

### Neighborhood Assessment and Priority Setting

Through a series of meetings, the steering committee defined, merged and prioritized the major issues of concern for the planning area:

1. Housing and Property Maintenance
2. Community and Image
3. Public Safety and Crime Prevention
4. Education
5. Communication
6. Recreation
7. Infrastructure
8. Commercial / Retail Growth and Health
9. Health, Medical Care and Social Services
10. Form of Government

With the use of a PARK (preserve, add, remove, keep) exercise, the committee then identified items under each issue category that would affect the listed concern.

#### 1. Housing and Property Maintenance

##### **Preserve**

available housing  
good condition housing  
affordable housing  
Community Housing Services

##### **Remove**

vacant housing if determined:  
    dangerous structures  
    condemned or unsafe properties  
    irreparable and non-buildable foundations  
appliances, junk, etc. stored on properties  
cars on the street

##### **Add**

new homes  
better enforcement of health violations  
minimum property standards  
more neighborhood clean up efforts  
more rejuvenation efforts such as painting  
rental property standards  
more ownership information  
incentives for garages, storage capabilities  
education on littering and the environment  
property maintenance education program  
better way to maintain vacant lots  
trash disposal for appliances and large items  
affordable dollars and financial incentives for  
    property rehab  
"rent to own" programs with landlords

##### **Keep Out**

manufactured home parks without 'quality'

## 2. Community and Image

### **Preserve**

neighborhood association  
neighborhood association newsletter  
neighborhood association social activities  
partnerships

### **Remove**

negative perceptions:  
    manufactured housing "belongs" in area  
    sewer treatment plant perceptions  
    adult entertainment  
deteriorated properties  
"slum lords"  
high percentage of transient population  
weeds, dead Chinese Elm trees  
properties determined as the "worst" by partnership

### **Add**

pride by cleaning up the area, painting etc.  
youth group to assist with clean ups  
positive public relations!  
neighborhood brochure  
more involvement  
civic club relationships  
pride of ownership  
property owner discipline  
more individual involvement  
partnerships with business, faith community  
social opportunities  
political advocacy  
shrubbery and landscaping at Midway Square  
    and at OID entryway north side of 47<sup>th</sup>  
repairs to the parking lot at Midway Square and  
    building  
general beautification

### **Keep Out**

transfer station

### 3. Public Safety and Crime Prevention

#### **Preserve**

community policing  
Sheriff's office on-site substation  
fire service and EMS  
neighborhood association

#### **Remove**

lack of activities for youth

#### **Add**

more neighborhood involvement  
more Neighborhood Watch programs  
more COP staff for the area  
incentives for increased lighting  
incentives for trimmed landscaping  
education about lighting and landscaping  
at-risk programs for 5<sup>th</sup> grade plus  
bus stop enclosures and benches  
tree-trimming to open up lighted areas

#### **Keep Out**

gangs and drugs

### 4. Education

#### **Preserve**

neighborhood schools  
translation opportunities  
Communities in Schools

#### **Remove**

negative perception of Oaklawn students  
at Derby High School

#### **Add**

training on property maintenance and repair  
mentoring programs for youth  
on-site job training, aviation machine shop  
on-site educational opportunities  
on-site English language education  
bookkeeping and financial mgmt. training  
high school program at Midway Square  
leadership training and parenting classes  
expanded neighborhood-school relationship  
school latchkey programs  
child care so parents can attend educational  
programs

#### **Keep Out**

## 5. Communication

### Preserve

neighborhood association newsletter  
Rick's portable sign!  
neighborhood association efforts to  
create web site

### Remove

communication barriers

### Add

more neighborhood association participation  
translated materials  
on-site English language training  
improved neighborhood association  
newsletter distribution method  
create a list of partners  
methods to communicate with business,  
rental owners, faith community,  
partners  
improved relationship with *Derby Daily  
Reporter*  
public relations, media training and assistance

### Keep Out

## 6. Recreation

### Preserve

DRC programs Grades 1-5  
Idlewild Park baseball fields  
open space by the river (keep as park space)  
Oaklawn Community Center  
Idlewild Park playground area  
DRC on-site programs

### Remove

### Add

more children in DRC programs  
at-risk programs especially 5<sup>th</sup> Grade plus  
expand relationship with DRC  
expand DRC Jr. Leader Program  
soccer areas in Idlewild Park  
frisbee golf area in Idlewild Park  
swimming pool next to 47<sup>th</sup> St.  
basketball court north of Idlewild playground  
DRC buses in the summer  
DRC 6<sup>th</sup> Grade plus program  
convert vacant lots into park areas if homes  
cannot be built  
recreation center  
bike and walking paths in Idlewild Park or near  
Carleton Magnet  
benches, walking paths, good lighting at  
Carleton Magnet

### Keep Out

## 7. Infrastructure

<b><u>Preserve</u></b>	<b><u>Add</u></b>
sewer capacity through Improvement Districts	bus stop enclosures and benches traffic signalization: 47 <sup>th</sup> & Clifton and 47 <sup>th</sup> and Cedardale pick-up / drop-off area at Cooper School blinking lights at crosswalk on Juniper St. for Cooper School cooperative agreements for infrastructure improvement (Improvement Districts, Riverside Township, County, etc. primarily streets, curbs and gutters) general landscaping and beautification complete Clifton sidewalk up to Sunview improve the Big Ditch at 47 <sup>th</sup> & Clifton wall along Clifton incentives for driveways, garages, storage drainage plan (flat street intersections); improvements at: 1. Brookhaven & Meadowview; 2. Elmhurst 3. Idlewild St.
<b><u>Remove</u></b>	<b><u>Keep Out</u></b>
traffic obstructions (visibility triangle) (evaluate signage at 47 <sup>th</sup> & Clifton)	

## 8. Commercial and Retail Growth and Health

<b><u>Preserve</u></b>	<b><u>Add</u></b>
businesses at Midway Square	additional commercial establishments restaurants grocery store fast food committee to promote area to business business association expand neighborhood relationship with business
<b><u>Remove</u></b>	<b><u>Keep Out</u></b>
adult entertainment barriers to commercial growth	additional adult entertainment

## 9. Health, Medical Care and Social Services

<b><u>Preserve</u></b>	<b><u>Add</u></b>
fire service and EMS chiropractic and dentist office at Midway Department of Aging and Wichita transit vans Oaklawn Community Center	additional doctors' offices create doctor-in-residence program wellness center better medical accessibility improved senior care drug and alcohol counseling on-site
<b><u>Remove</u></b>	<b><u>Keep Out</u></b>

## 10. Form of Government

As mentioned earlier, this Plan assumes that no change will occur in the immediate future on this issue. Consultants did not find this Plan to be an appropriate vehicle for discussion of the future status of the Improvement Districts and possible annexations or incorporations. This issue is listed, however, in order to reflect that the form of government question is a major concern to stakeholders and the Steering Committee.

## **CHAPTER FIVE**

### **Action Plan**

#### **NEIGHBORHOOD GOALS**

After evaluating information obtained from the PARK exercise, stakeholders created Neighborhood Goals that are key to area improvement. These are:

- |                    |  |
|--------------------|--|
| <b>Goal One:</b>   | <b>Improve housing and property conditions.</b>                      |
| <b>Goal Two:</b>   | <b>Maintain public safety and improve crime prevention programs.</b> |
| <b>Goal Three:</b> | <b>Improve educational opportunities.</b>                            |
| <b>Goal Four:</b>  | <b>Improve community image and sense of community pride.</b>         |
| <b>Goal Five:</b>  | <b>Improve recreational opportunities.</b>                           |
| <b>Goal Six:</b>   | <b>Improve opportunity for commercial / industrial development.</b>  |
| <b>Goal Seven:</b> | <b>Improve on-site health, medical care and social services.</b>     |

## **GOALS, OBJECTIVES, STRATEGIES AND PARTNERS**

The dynamics of community change are complicated. Both public and private efforts and partnerships are necessary in order to effect permanent change. Public effort without private investment will not result in permanent improvement. Likewise, private effort without public investment will be fragmented and will lead to expanded frustration on the part of participants. Further stated, both public and private initiatives are equally important and dependent upon one another for long-term success. To this end, the Goals, Objectives, Strategies and Partners were formulated with the idea that a significant new public/private partnership would be created.

### **Create The "Partnership"**

Before any of the other steps recommended within this plan can be implemented, the first action is to establish the "mechanism" that will drive most of the work under the plan. The "Partnership" should initially consist of representatives from the organizations that participated in the preparation of this plan: Oakview Neighborhood Association, Community Housing Services, the Oaklawn Improvement District, the Sunview Improvement District, Riverside Township, Sedgwick County, and the Derby Recreation Commission. Other organizations and entities should be identified by the "Partnership" for inclusion and outreach should be initiated. Such organizations could include the Derby School District, Communities in Schools, Boys and Girls Club, Big Brothers and Big Sisters of Sedgwick County, a newly-formed Business Association, a newly-formed Rental Owners Association and other appropriate entities within the area. From the "Partnership" will come the direction, coordination and synergy to carry out the implementation actions identified within this plan and any which may be established in the future.

### **Goal One: Improve housing and property conditions.**

The neighborhood's aged housing stock, its "controversial" commercial uses, and a poorly maintained business center have all contributed to a community image that simply will not be resolved until the area is physically cleaned and the area begins to exude a greater sense of community pride through improving the housing stock and addressing the property maintenance concerns of the area. Several specific objectives are listed below that can be initiated through the "Partnership" to achieve Goal One.

#### **1.1 Recommended Physical Development Objectives:**

##### **1. Establish the Oaklawn Overlay District.**

It is recommended that the Unified Zoning Code be amended to create an Overlay District over the Study Area as an "enabling" mechanism to implement more stringent standards and requirements for future development within the Oaklawn/Sunview neighborhood. Among other things, the Oaklawn Overlay District would do the following:



- A. Adopt the elements of "Oaklawn Redevelopment - Front Door / Back Door" pertaining to design and façade guidelines created by Wilson Darnell Mann Architects. It is to be noted that attempts to expand these guidelines are currently underway by CHS to provide alternate and additional design options; such attempts should be supported.

Recommendations within "Front Door / Back Door" pertaining to variances and setbacks should be implemented by the Metropolitan Area Planning Commission.

- B. Prohibit certain commercial land uses defined with the assistance of the Partnership (such as the stakeholder identified transfer station).
- C. Adopt commercial design and façade guidelines as defined with the assistance of the Partnership (such as more detailed landscaping requirements).

The specific criteria within the above actions would be established through the Partnership with direct assistance and guidance from the public officials with the authority to enforce these items under current law. Some of the items may be adopted outside the Unified Zoning Code, but the intent is to establish higher standards and requirements for new development within the Planning Area.

## **2. Adopt and implement new Manufactured Home standards.**

It is recommended that new Manufactured Home standards be created and adopted. In particular, it is recommended the Unified Zoning Code be amended to establish separate zoning categories for Manufactured Home Parks and Manufactured Home Subdivisions. Coupled with the recently adopted Manufactured Home Code in Sedgwick County, this will result in sufficient standards and requirements to assure that future developments will be reflective of the stated intent at the time of initial zoning approval and the finished development will produce the quality desired.

It is recommended the new standards and requirements in the Unified Zoning Code would accomplish the following:

- A. Establish separate zoning categories for Manufactured Home Park (land lease) and Manufactured Home Subdivision (land purchase) developments.
- B. The Manufactured Home Park (land lease) category should:
  - 1. Establish a minimum of 50 feet "open space" setback from public streets and 25 feet from all other exterior property lines of the park.
  - 2. Strengthen the buffering requirements through screening walls and landscaping within the "open space" areas noted above.
  - 3. Mandated storm shelters within 300 feet (equivalent of one standard city block) of all lots and capable of providing shelter for all residents.
  - 4. Prohibit placement of individual units on permanent foundations.

5. Mandate all internal infrastructure improvements to be privately owned, financed and maintained.
6. Establish minimum street and parking standards of 42 feet width with parking on both sides of the street, 30 feet width with parking on one side of the street, and 24 feet width with no parking on street.
7. Mandate set-aside areas for storage of amenities such as trailers, boats, and other resident property items.
8. Modify internal setback standards to establish a minimum separation between individual housing units of 25 feet.

C. Manufactured Home Subdivision (land purchase) category should:

1. Incorporate detailed foundation design criteria to assure appropriate structural support of the “permanent” placement of units on lots.
2. Mandate platting similar to single-family residential development with similar infrastructure standards (prohibit private streets or utilities).
3. Prohibit placement of units on anything other than permanent foundations.

**3. Designate the area for redevelopment and rehabilitation.**

It is recommended that Sedgwick County designate the study area as a “special district” within the unincorporated portion of the County for “urban-type” codes and regulations (either the area encompassed within the Oaklawn and Sunview Improvement Districts or the Oaklawn/Sunview Overlay District if different than the Improvement Districts). The express purpose of the “special district” is to create supporting codes and regulations to promote decent, safe, and sanitary housing stock and properties for all area citizens. The codes and regulations would assist in conserving the existing housing stock and prevent conditions presenting a health or safety risk, contributing to neighborhood degradation, or that are determined to be a nuisance. While it is recognized that some believe Sedgwick County may not have the ability to adopt such codes and regulations applicable only to a designated area within the county, the consultants strongly believe the Home Rule authority provides the legal basis to do this.

**4. Develop and enforce minimum standards and health / safety standards.**

It is recommended that Sedgwick County, working with and through the Partnership, develop and apply minimum property standards and other health and safety codes for the Study Area. It is recommended that the following type of maintenance and health and safety issues be considered in developing minimum property standards and health and safety codes:

- A. open buildings and excavations, bulky waste and salvage materials, inadequate storage or disposal of household garbage, surfacing sewage and abandoned vehicles and other conditions that present a health or safety risk.
- B. the maintenance of roof, foundations, and exterior walls in good repair to include exterior paint, doors and windows.

- C. adequate light and ventilation.
- D. safe electrical wiring, fixtures and outlets.
- E. adequate, safe heating facilities.
- F. adequate water and sewage disposal.
- G. maintenance of accessory structures.

Again, the consultants recommend that NO minimum property standards or health/safety codes be defined, delineated or adopted without extensive public comment from the Partnership and the residents and property owners within the Study Area. Further, these standards and codes may be further modified to delineate between rental and non-rental structures and properties. And specific procedures should be delineated to address the policy of “complaint-driven” enforcement presently in place within Sedgwick County’s Code Enforcement Department and whether that will change in this area.

**5. Develop coordinated approach to administration of codes in planning area.**

It is recommended that Sedgwick County form a coordinated staff approach to support the administration of the codes and standards for the targeted area. This team should be led by an inspector with sole dedication to the Oaklawn / Sunview area who should be responsible for coordinating such efforts. Public education should be a priority of the inspector and the team. The staff team should include representatives from those departments and agencies responsible for the administration and enforcement of those codes and standards as well as representatives from the Community Policing Unit of the Sedgwick County Sheriff’s Office. Further, it should work in concert with the Oakview Neighborhood Association on targeted clean-up projects and should work with the Partnership in prioritizing properties for immediate improvement. And, as noted above, specific procedures should be delineated to address the policy of "complaint-driven" enforcement presently in place within Sedgwick County's Code Enforcement Department and whether that will change in this area.

**6. Condemn and remove properties declared unsafe.**

It is recommended that Sedgwick County establish, implement and fund a procedure for initiating condemnation actions to result in demolition and removal of structures determined to be unsafe or beyond repair.

**7. Institute a program of financial incentives for rehabilitation geared to minimum standards such as paint grant programs, etc.**

It is recommended that Sedgwick County institute financial incentive programs to assist homeowners with minor repairs in order to bring structures into compliance with minimum property and health and safety standards. Programs offering paint grants and minor repair grants should be priorities.

8. **Continue the area's inclusion in Sedgwick County's First Time Homebuyers program approved by Sedgwick County in March 2001 (grants and low-interest loans).**

It is recommended that the Study Area remain in Sedgwick County's homebuyer assistance programs to provide additional financial incentives for homeownership in the Study Area. In particular, the Study Area should be designated as a Target Area for the Single Family Mortgage Revenue Bond Program.

9. **Institute a program of financial incentives for driveway extensions and backyard garage builds.**
10. **Continue funding to Community Housing Services with emphasis on on-site educational programs on property maintenance and repair.**

Property owners are frequently uneducated as to the advantages of well-maintained properties. The continuation of and emphasis on continued on-site educational programs for property owners will maximize other public efforts to revitalize the area. It is recommended that Sedgwick County offer enhanced funding to Community Housing Services for educational programs for residents and property owners in the Study Area.

## **1.2 Recommended Community Development Objectives:**

None of the above-listed public objectives will be successful without accompanying objectives initiated and implemented by the community. As frequently stated in this plan, public and private objectives must be simultaneous in order to achieve permanent change.

To that end, it is recommended that the following community actions be taken.

1. Initiate and obtain 501(c)(3) status for the Oakview Neighborhood Association. This status should not be used in a manner conflicting with the Community Development Corporation status of Community Housing Services but should be used for any fundraising needs outside the scope of CHS.
2. Continue supporting leadership training provided by Community Housing Services and continue to emphasize leadership training as a priority.
3. Target property improvement funds as currently done by Community Housing Services as well as funds for general beautification and improvement.
4. Make property improvement projects social activities.
5. Pursue additional appropriate funding sources (federal, state and local, as well as private foundations, etc.). Support Community Housing Services initiatives with Neighborhood Reinvestment.

6. Assist Sedgwick County in developing and implementing minimum standards and health/safety codes.
7. Assist Sedgwick County in developing a coordinated approach to standards enforcement.
8. Assist Sedgwick County in creating financial incentives for rehabilitation and improvements to properties.
9. Provide continued emphasis for neighborhood clean-up efforts with Sedgwick County.
10. Support continued and advanced involvement by Community Housing Services.
11. Implement a Neighborhood Association recognition program of improved properties.
12. Support Neighborhood Association creation of youth group to assist with property improvement projects.
13. Increase training classes on property improvement how-to as well as impact on property values and neighborhood health, educational courses on littering and the environment.
14. Add training classes on financial incentives for area improvements.
15. Support rent-to-own programs to increase ownership in area.
16. Implement public relations training.

The dedication of public and private financial resources and cooperative partnership efforts in these areas will solidify residents' and property owners' commitment to engage in the improvement process. There will be an inevitable rollover effect of success when concentration on these initial issues proves effective. While these strategies are targeted toward housing and property maintenance, their implementation will address many concerns on community and image.

#### **Potential Funding Sources:**

Wichita Independent Neighborhoods "Bloom Where You're Planted Fund;" the Kansas Health Foundation; United Way; Wichita Area Builders Association; Wichita Community Foundation; the Home Investment Partnership Program (Kansas Department of Commerce and Housing); Community Housing Services; Sedgwick County; area corporations and businesses; area civic clubs.

#### **Goal Two: Maintain public safety and improve crime prevention programs.**

##### **2.1 Increase citizen involvement and address at-risk youth.**

Concerns about public safety and crime prevention are not unique to the planning area. Sedgwick County Sheriff's Officers participating in the Steering Committee work cite crime statistics that have dropped since the institution of community-oriented policing in the area and the opening of the on-site Sheriff's office in Midway Square. The community, however, through the Partnership, can increase efforts to keep the area safe.

### **Recommended Community Actions and Strategies:**

1. Continue to increase involvement in the Oakview Neighborhood Association with social activities and expanded communication efforts.
2. Concentrate Oakview Neighborhood Association efforts on creating additional area Neighborhood Watch programs.
3. Expand Derby Recreation Commission programs for at-risk youth for 6<sup>th</sup> Grade plus.
4. Target and initiate tree-trimming in areas where street lighting is blocked.
5. Evaluate whether and where additional street lighting is necessary.
6. Target and initiate landscape trimming program.
7. Add training classes on the importance of well-lighted, well-landscaped properties.
8. Connect Neighborhood Association youth group with Sedgwick County Sheriff's Department.
9. Support existing and expanded job fairs for youth hosted by Community Housing Services.
10. Keep the Sheriff's office on-site within the Oaklawn/Sunview community and maintain fire and EMS service.
11. Add bus stop enclosures and benches.

### **Partners:**

Primary: Oakview Neighborhood Association, Sedgwick County Sheriff's Department, Community Housing Services, Derby Recreation Commission, Boys and Girls Club, Communities in Schools; the Partnership.

### **Potential Funding Sources:**

Community Housing Services, Regional Prevention Center, Wichita Independent Neighborhoods "Bloom Where You're Planted" Fund; the Kansas Health Foundation; United Way; area corporations and businesses; area civic organizations.

### **Goal Three: Improve educational opportunities.**

#### **3.1 Assist with implementation of proposed expanded educational programs and support existing programs.**

Various parties interested in furthering the educational opportunities in the area initiated several projects since the time this planning project began. Many of them address the concerns cited by the Steering Committee in addressing education. The Partnership will be key in providing an

opportunity for follow-up in the implementation of these programs. The Partnership is also critical in providing support for existing programs that are under-utilized.

#### **Recommended Community Actions and Strategies:**

1. Support the 21<sup>st</sup> Century Learning Grant filed for after school programs and latchkey programs at Oaklawn Elementary and Cooper Elementary.
2. Provide child care on-site in Oaklawn to allow participation in existing programs.
3. Provide publicity on GED program at Carlton Learning Center through Neighborhood Association and partnership communications.
4. Provide publicity on English language training at Carlton Learning Center through Neighborhood Association and partnership communications.
5. Expand Neighborhood Association - Schools relationship by sharing and including information in all communications.
6. Distribute educational opportunity fliers through the Sedgwick County Sheriff's substation and officers.

#### **Potential Funding Sources:**

Community Housing Services, Regional Prevention Center, Wichita Independent Neighborhoods "Bloom Where You're Planted" Fund; the Kansas Health Foundation; United Way, area corporations and businesses; area civic organizations.

### **3.2 Add additional educational opportunities.**

While many of the concerns cited by the Steering Committee are in the process of implementation, the partnership needs to address additional needs in the area.

#### **Recommended Community Actions and Strategies:**

1. Add mentoring programs for youth.
2. Add leadership training programs.
3. Add parenting classes.
4. Add bookkeeping and financial management training.
5. Add on-site job training, focus on aviation.
6. Expand the Derby Recreation Commission "Jr. Leadership Program".

#### **Partners:**

Regional Prevention Center, the Partnership.

#### **Potential Funding Sources:**

Regional Prevention Center, Wichita Independent Neighborhoods "Bloom Where You're Planted" Fund; area corporations and businesses; Derby School District; United Way; area civic organizations; professional accounting organizations.

## **Goal Four: Improve community image and sense of community pride.**

### **4.1 Improve communication between residents and property owners.**

Building community is nearly impossible when residents and property owners cannot or do not communicate well with one another. The planning area is rich in cultural diversity, which adds to its flavor and character, but which is a hindrance in effective communication since many residents and property owners do not speak English. Many organizations are to be commended for their efforts and should be encouraged by the Partnership to expand their outreach and effectiveness.

#### **Recommended Community Actions and Strategies:**

1. Investigate improved methods of distribution for Oakview Neighborhood Association newsletter, such as the addition of advertising to pay for resident mailings.
2. Communicate as partners i.e. communicate consistently and across-the-board about ongoing activities in the community.
3. Translate materials into Vietnamese (CHS capability), Spanish (Cooper School and CHS capability), and other necessary Asian languages (Wichita Indochinese Center).
4. Public relations training.
5. Evaluate Oakview Neighborhood Association web site and implement improvements.
6. Jointly publicize partners' web site addresses.
7. Publicize and host social activities together.
8. Use temporary signage to publicize Neighborhood Association meetings.

#### **Partners:**

Community Housing Services, Cooper School, the Partnership, Wichita Indochinese Center, Wichita Independent Neighborhoods.

#### **Potential Funding Sources:**

Community Housing Services, Sedgwick County, Wichita Independent Neighborhoods "Bloom Where You're Planted" Fund; area corporations and businesses.

## **Goal Five: Improve recreational opportunities.**

### **5.1 Expand recreational programs and physical capabilities.**

The presence of the Derby Recreation Commission in the study area has had a major impact on the recreational opportunities for area youth and adults. Steering Committee members consistently praise the successes of the Derby Recreation Commission in the area and applaud its willingness to work in partnership with residents and property owners. Currently underway are plans to locate a "community / recreation" center operated by the DRC at the Carlton Learning Center. This project serves as an example of the successes that can be achieved by the Partnership, as major partners such as the Oaklawn Improvement District, the Oakview



Neighborhood Association, the Sedgwick County Sheriff's Department Community Policing Unit, the Derby Recreation Center, Sedgwick County, and others, are all working together toward project completion.

### **Recommended Community Actions and Strategies:**

1. Support the completion of the efforts to complete the Community/Recreation Center as a multi-purpose facility for the Oaklawn/Sunview Neighborhood.
2. Utilize the Partnership to expand communications about recreational opportunities.
3. Expand the Derby Recreation Commission at-risk recreation programs to 6<sup>th</sup> Grade plus.
4. Expand the Derby Recreation Commission "Jr. Leader Program".
5. Preserve the open space by the Arkansas River as park space.
6. Support the redevelopment and enhanced maintenance of the existing park and recreation facilities and equipment within the area.
7. Build a swimming pool south of 47<sup>th</sup> Street operated by DRC.
8. Add basketball courts north of the existing playground in Idlewild Park.
9. Add bike and walking paths in Idlewild Park.
10. Add bike and walking paths in open space at Carlton Learning Center.
11. Preserve existing soccer fields and baseball and softball fields at Idlewild Park; increase program participation via the partnership's communication tools.
12. Convert targeted vacant lots into neighborhood parks and title to Improvement Districts.

### **Partners:**

Derby Recreation Commission, Oaklawn Improvement District, Sunview Improvement District, Riverside Township; Boys and Girls Club; Communities in Schools; Sedgwick County; the Partnership.

### **Potential Funding Sources:**

Wichita Independent Neighborhoods "Bloom Where You're Planted" Fund; Oaklawn Improvement District; Sunview Improvement District; Derby Recreation Commission; area corporations and businesses.

### **Goal Six: Improve opportunity for commercial / industrial development.**

#### **6.1 Create Business Association (as part of the Partnership)**

Many of the initiatives set forth in this plan, such as property rehabilitation, beautification efforts, and infrastructure improvements, will assist in the attraction of additional business to the study area. No entity is better suited, however, to work toward increased commercial and industrial development in the area than the recommended newly formed Business Association to function in concert with the Partnership.

### **Recommended Community Actions and Strategies:**

1. Investigate the determinations of the area market study initiated by Sedgwick County to determine what the planning area will bear in additional commercial and / or industrial growth with emphasis on Steering Committee priorities: grocery stores, restaurants, fast food.
2. Encourage the Business Association to work with the Sedgwick County Neighborhood Economic Development Specialist in creating incentives for any additional growth.
3. Encourage the Business Association to promote the area to businesses.
4. Focus direct attention to the Midway Square property owner for parking lot and center improvements and rehabilitation.
5. Prohibit land uses non-conducive to commercial growth via protective overlay referenced in Goal One.
6. Apply and enforce commercial design and façade guidelines referenced in Goal One.

### **Partners:**

Business Association, Sedgwick County, the Partnership

### **Potential Funding Sources:**

No funds are required for the creation of the Business Association and its actions other than funds already expended by Sedgwick County for the area market study as recommended in Action Step 1.

### **Goal Seven: Improve on-site health, medical care and social services.**

#### **7.1 Provide additional on-site health, medical care and social service capabilities.**

The Partnership is critical in evaluating existing on-site medical programs and service providers for area residents and property owners. With the assistance of Sedgwick County specialists, a thorough evaluation is necessary before the Partnership initiates efforts to provide additional services. It is possible that adequate programs exist and the Partnership must assist in effective communication about such programs and can assist in removing barriers to participation.

### **Recommended Community Actions and Strategies:**

1. Evaluate existing programs, services and on-site facilities.
2. Modify available programs to better serve on-site if necessary.
3. Maintain Department of Aging and Wichita transit disability transportation.
4. Ensure that program availability is communicated through the Oakview Neighborhood Association and the partnership.
5. Investigate the possibility of a doctor-in-residence program on-site.
6. Provide on-site drug and alcohol counseling.
7. Determine whether on-site Sedgwick County Health Station is warranted and advise.

**Partners:**

The Partnership with specialized assistance from Sedgwick County staff.

**Potential Funding Sources:**

The Kansas Health Foundation; area hospitals and hospital foundations; United Way; and area corporations and businesses.

## **FUTURE LAND USE**

In light of the foregoing, the recommendations can be generalized in a Future Land Use map reflecting the general development patterns desired for the Planning Area. The significant features of the Future Land Use map are:

1. A recommendation that no more “new” single-family residential development occurs within the Planning Area. The combination of development constraints of the floodplains, the noise impact zones and the accident potential zones preclude residential development in the balance of the Planning Area.
2. A recommendation of commercial uses concentrated at the intersection of 47<sup>th</sup> and Clifton to be subject to development guidelines established within a newly designed “overlay district” within the Unified Zoning Code. Other commercial uses are appropriate at the intersection of 63<sup>rd</sup> and K-15 at the south end of the study area.
3. Expansion of the parks and open space property within the Planning Area, primarily along the Arkansas River and within the floodplain. This will connect the corridor or lineal park system for the area to the balance of the metropolitan area to the north.
4. Designate the undeveloped land north of 47<sup>th</sup> Street to the west of K-15 and the railroad tracks as warehousing and light manufacturing. This land is developable for those purposes and the utilities needed to support this development are readily available.
5. The area east of Clifton from the Oaklawn Elementary School to 55<sup>th</sup> Street South is designated as warehousing and light manufacturing. This area is capable of having utility services easily extended to support limited development and the warehousing and light manufacturing land uses are intended to be limited to activities that place very little demand for water and sewer services. In addition, the area north of 55<sup>th</sup> Street South between K-15 and Oliver is recommended for the same type of development. This land use is consistent with the restrictions identified in the AICUZ report.
6. The balance of the study area to the south of the Pennaire Manufactured Home Park west of Clifton and to the south of 55<sup>th</sup> Street east of Clifton are designated for agricultural uses. As previously noted, no long-range plans exist to extend utility services to these areas by either the City of Wichita or the City of Derby and the area should remain agricultural until those plans change.

## **CHAPTER SIX**

### **Implementation**

The above recommendations are directed to “programming” actions to be taken by the various “partners” in the area to support the desired changes within the community. Tantamount with those actions are development of a Future Land Use plan for the area and certain physical improvements to be included within a Capital Improvement Program of Sedgwick County. The Future Land Use plan is reflected on the Future Land Use Map.

Addressing specific infrastructure concerns identified by the Steering Committee will directly impact the success of all revitalization efforts initiated by the community and the proposed Partnership. The infrastructure must be healthy in order to support the density of the Oaklawn / Sunview residential areas, as well as areas yet to be developed for additional commercial and industrial use.

Because of the various quasi-governmental organizations functioning in the area, it is of primary importance that cooperative agreements for infrastructure improvements be developed between all functioning entities: the Oaklawn Improvement District, the Sunview Improvement District, Riverside Township, and Sedgwick County. With cooperation, however, the physical plan can and will be successful in revitalizing the Study Area.

### **RECOMMENDED PUBLIC ACTIONS AND STRATEGIES FOR THE CAPITAL IMPROVEMENT PROGRAM**

1. Improve 47<sup>th</sup> Street from K-15 to the Arkansas River.
2. Improve the intersection of 47<sup>th</sup> and Clifton with full traffic channelization and signalization.
3. Improve Clifton from 47<sup>th</sup> Street to 63<sup>rd</sup> Street to “super-2” standards and install turn lanes in front of the schools.
4. Continue funding of the drainage projects identified in the Sedgwick County Drainage Plan.
5. Continue funding and support of the development of the Community/Recreation Center for the Oaklawn/Sunview Neighborhood.
6. Continue funding and support for upgrades and enhancements to the facilities and services within the community parks and recreation facilities in the Oaklawn/Sunview Neighborhood.

## **COST ESTIMATES**

### **1. 47<sup>th</sup> Street widening from Arkansas River to K-15.**

This project consists of widening 47<sup>th</sup> Street to boulevard status from the Arkansas River to K-15. It is intended to connect with a larger project recommended to make 47<sup>th</sup> Street the major east/west arterial from West Street to K-15 on the south side of the metro area. It includes needed right-of-way acquisition, utility relocation, engineering design, and construction for the approximately 1 mile of roadway.

Estimated cost: \$2,500,000.00.

### **2. Clifton widening from 47<sup>th</sup> Street to 63<sup>rd</sup> Street.**

This project consists of widening Clifton to at least “super-2” status. No curbs or gutters are proposed and the needed “drainage” improvements are anticipated to occur in the “Drainage Improvements” already scheduled by Sedgwick County. The project will include additional right-of-way acquisition, utility relocation, engineering design, and construction for the approximately 1.5 miles of roadway.

Estimated cost: \$1,000,000.00.

### **3. Geometric improvements w/signalization of 47<sup>th</sup> Street and Clifton intersection.**

This project consists of redesign of the intersection of 47<sup>th</sup> and Clifton to accommodate turn lanes and four lanes of through traffic on 47<sup>th</sup> Street and two lanes of through traffic on Clifton. It also includes full signalization.

Estimated cost: \$750,000.00.

### **4. Swimming pool in area.**

This project consists of a new swimming pool, most likely to be located in Idlewild Park. Several types of new pools are possible and final cost estimates can only be made after a decision is made on the “type” of pool desired. Present trends include significant “water features” that make the facility attractive to a wider range of people, including slides, water sprays, wading pools and numerous other amenities. The cost will depend upon the overall size and number of amenities within the pool.

Estimated cost: \$1,300,000.00 to \$3,800,000.00.

### **5. Basketball/tennis/multipurpose courts in Idlewild Park.**

This project consists of construction of “multipurpose” courts that can be used for basketball, tennis or other such purposes. We are proposing three courts to be constructed in Idlewild Park.

Estimated cost: \$150,000.00.

**6. Bike/walking paths in Idlewild Park and along Arkansas River open space.**

This project consists of constructing bike/walking paths along the Arkansas River open space, essentially from MacArthur to 63<sup>rd</sup> Street, or a total of 3 miles.

Estimated cost: \$750,000.00.

**7. Bike/walking paths in open space at Carlton Learning Center.**

This project consists of constructing bike/walking paths in the open space at Carlton Learning Center. We estimate approximately ½ mile of such paths would be constructed.

Estimated cost: \$150,000.00.

**8. Reconstruction of residential streets in Oaklawn south of 47<sup>th</sup> Street.**

This project consists of reconstruction of the residential streets within Oaklawn south of 47<sup>th</sup> Street. There is an estimated 22,500 lineal feet of roadway, and the project anticipates complete reconstruction of the curbs, gutters, sidewalks and roadway. No additional right-of-way acquisition or additional signage is proposed.

Estimated cost: \$1,800,000.00.

**9. Reconstruction of residential streets in Oaklawn north of 47<sup>th</sup> Street.**

This project consists of reconstruction of the residential streets within Oaklawn north of 47<sup>th</sup> Street. There is an estimated 21,500 lineal feet of roadway, and the project anticipates complete reconstruction of the curbs, gutters, sidewalks and roadway. No additional right-of-way acquisition or additional signage is proposed.

Estimated cost: \$1,720,000.00.

**10. Reconstruction of residential streets in Sunview.**

This project consists of reconstruction of the residential streets within the Sunview Addition. There is an estimated 9,000 lineal feet of roadway, and the project anticipates complete reconstruction of the curbs, gutters, sidewalks and roadway. No additional right-of-way acquisition or additional signage is proposed.

Estimated cost: \$720,000.00.

## APPENDIX

### History Sources, Chapter Three:

"1,100-home Area Plat Submitted; Rental Development to Start in September," *The Wichita Eagle*, Sunday, July 22, 1951, Page 5.

"Project Housing Going Up Fast; First Oaklawn Units To Be Ready in May," *The Wichita Eagle*, Thursday, March 27, 1952, Page 21.

"Oaklawn Addition Nearing Completion," *The Wichita Beacon*, April 27, 1952.

"Homes to Be Ready For Use by June 1," *The Wichita Eagle*, Friday, May 9, 1952, Page 9.

"100 Families Move Into New Houses at Oaklawn Project," *The Wichita Eagle*, Wednesday, July 9, 1952, Page 8.

"California Company Buying 721 Houses in Oaklawn District; \$1.2 Million Indicated Sale Price," *The Wichita Eagle*, Wednesday, July 22, 1964, Page 1.

"FHA Closing Sale of Oaklawn," *The Wichita Eagle*, July 30, 1964.

"Future Bright in Oaklawn by Sales of 721 Houses to California Firm," *The Wichita Eagle Beacon*, August 2, 1964.

"New Look Gives Oaklawn Suburb Better Outlook," *The Wichita Eagle Beacon*, January 30, 1966.